

## Notice of Exemption

To: ☒ Office of Planning and Research  
P.O. Box 3044, Room 222  
Sacramento, CA 95814

☒ County Clerk  
County of Placer

From: Placer County  
Planning Services Division  
3091 County Center Dr., Suite 140  
Auburn, CA 95603

**Project Title:** Mountain Shadows Retreat  
**Project Number:** PLN20-00210  
**APN#:** 007-050-032-000, 007-110-026-000

**Project Location:** 24260 MOSQUITO RIDGE RD FORESTHILL

### Description of Nature, Purpose, and Beneficiaries of Project:

The applicant is requesting approval of a Minor Use Permit for the operation of a rural retreat named Mountain Shadows. The project includes lodging for up to 32 overnight guests and daytime retreats/gatherings for up to 75 people. Site improvements include parking and circulation improvements, septic system improvements, installation of a ground-mounted solar panel, a new deck, three tiny homes for lodging, and adding a second story to an existing casita. The applicant is also requesting approval of a Variance to allow the following structures to be within the 30-foot rear setback: 1) an existing deck to be 25 feet from the property line; 2) an existing casita to be 20 feet from the property line; and an additional existing deck to be 14 feet from the property line.

The site would serve one group each week/weekend. Parking is provided onsite and guests could also use shuttle service to access the site from other locations. The project requires after-the-fact building permits in order to permit existing unpermitted structures.

### Name of Public Agency Approving

Placer County Planning Services Division

### Entitlement/Action Date:

This project was approved on June 16, 2022

### Name of Person or Agency Carrying Out Project:

Brian Clausman

### Exempt Status:

- ☐ Ministerial (Sec. 2108(b)(1); 15268);  
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));  
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));  
☒ Categorical Exemption. State type and section number:  
☐ Statutory Exemptions. State code number:

Sections 15301 and 15303 of the California Environmental Quality Act Guidelines and Sections 18.36.030 and 18.36.050 of the Placer County Environmental Review Ordinance (Class 1 – Existing Facilities; Class 3 – New Construction or Conversion of Small Structures).

### Reason why project is exempt:

See Project Description

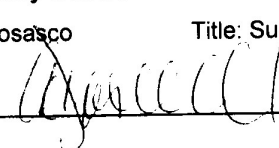
### Lead Agency Contact Person

George Rosasco

Title: Supervising Planner

Tel: 530-745-3065

Signature




Date

6/13/22

Planning\_Notice\_of\_Exemption

# 22-166

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Through  
RYAN RONCO, COUNTY CLERK  
By  Deputy Clerk